Cauldwell

PROPERTY SERVICES

# 13 The Grove, Milton Keynes, MK13 9AU

## Asking Price £300,000

CAULDWELL are delighted to offer for sale this charming three-bedroom double fronted semi-detached home, situated in the heart of the highly sought-after Bradwell Village.

This attractive property combines character with contemporary living and has been tastefully decorated throughout by the current homeowners, creating a warm and inviting family home ready to move straight into.

The accommodation briefly comprises an entrance hall, a light and airy dual-aspect living space, and a superb refitted kitchen/dining room featuring modern units, quality work surfaces and ample space for family dining and entertaining. On the first floor there are three well-proportioned bedrooms and a beautifully refitted family bathroom finished to a high standard.

Outside, the property benefits from both front and rear gardens, providing pleasant outdoor space for relaxation and entertaining, along with allocated parking.

Location – Bradwell Village

Bradwell Village is one of Milton Keynes' most desirable and established areas, known for its historic charm, community feel and picturesque surroundings. The property is within walking distance of local village amenities including traditional public houses, local shops and highly regarded schooling. The location also offers excellent connectivity, with the mainline railway station nearby providing fast links to London and the

**ENTRANCE HALL**
Entrance door. Understairs storage cupboard. Door to kitchen/dining room. Radiator.

**KITCHEN/DINING ROOM 15'6" x 8'4" (4.73 x 2.55)**
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Built in fridge freezer and dishwasher. Plumbing for washing machine. Concealed wall mounted boliler. Double glazed window to front and sliding double glazed door to rear garden. Open to inner hallway. .

**INNER HALL WAY**
Stairs to first floor. Open to living room.

**LIVING ROOM 15'5" x 9'1" (4.72 x 2.78)**
Dual aspect room with double glazed windows to front and rear. Two radiators.

**FIRST FLOOR LANDING**
Doors to all rooms. Access to loft. Double glazed window to front.

**BEDROOM ONE 9'2" x 8'7" (2.81 x 2.63)**
Double glazed window to rear. Radiator Built in cupboard.

**BEDROOM TWO 8'4" x 6'7" (2.55 x 2.01)**
Double door built in airing cupboard housing water tank and storage. Double glazed window to rear. Radiator.

**BEDROOM THREE 6'7" x 6'4" (2.01 x 1.94)**
Double glazed window to rear. Radiator.

**BATHROOM**
Re-fitted suite comprising panelled bath with shower over, wash hand basin and low level wc. Frosted double glazed window to front. Extractor.

**REAR GARDEN**
Enclosed and laid mainly to lawn with patio area and further rasied area. Wooden fence surround. Gated side access.

**ALLOCATED PARKING**
For one vehicle with communal parking spaces.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

## Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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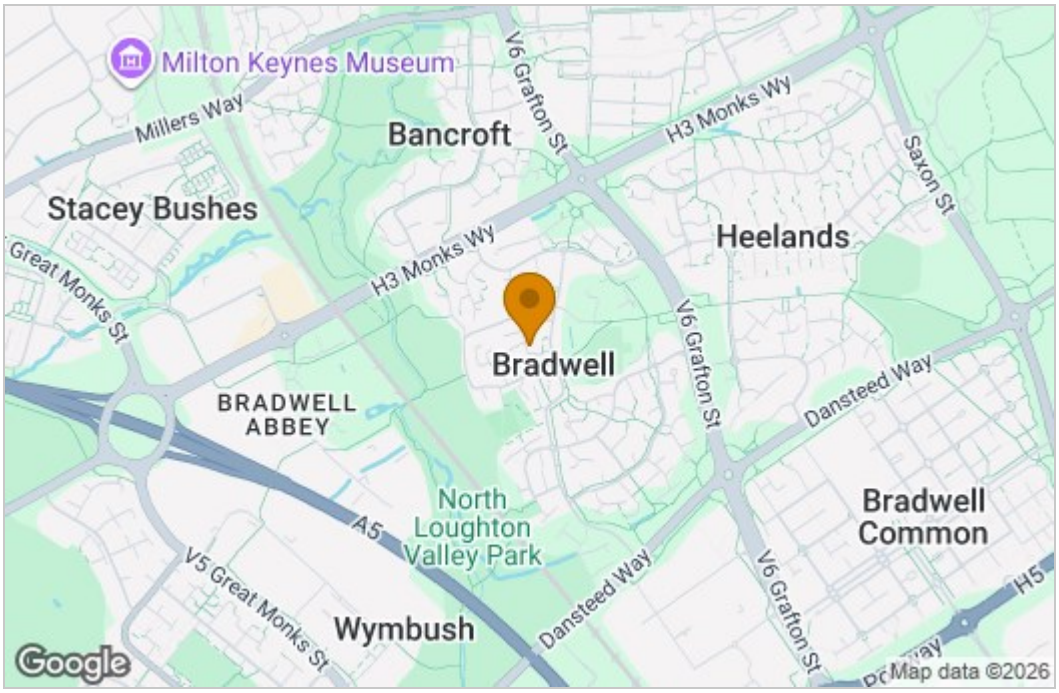
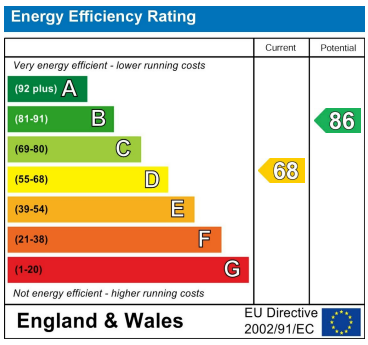
## Area Map




## Energy Efficiency Graph

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